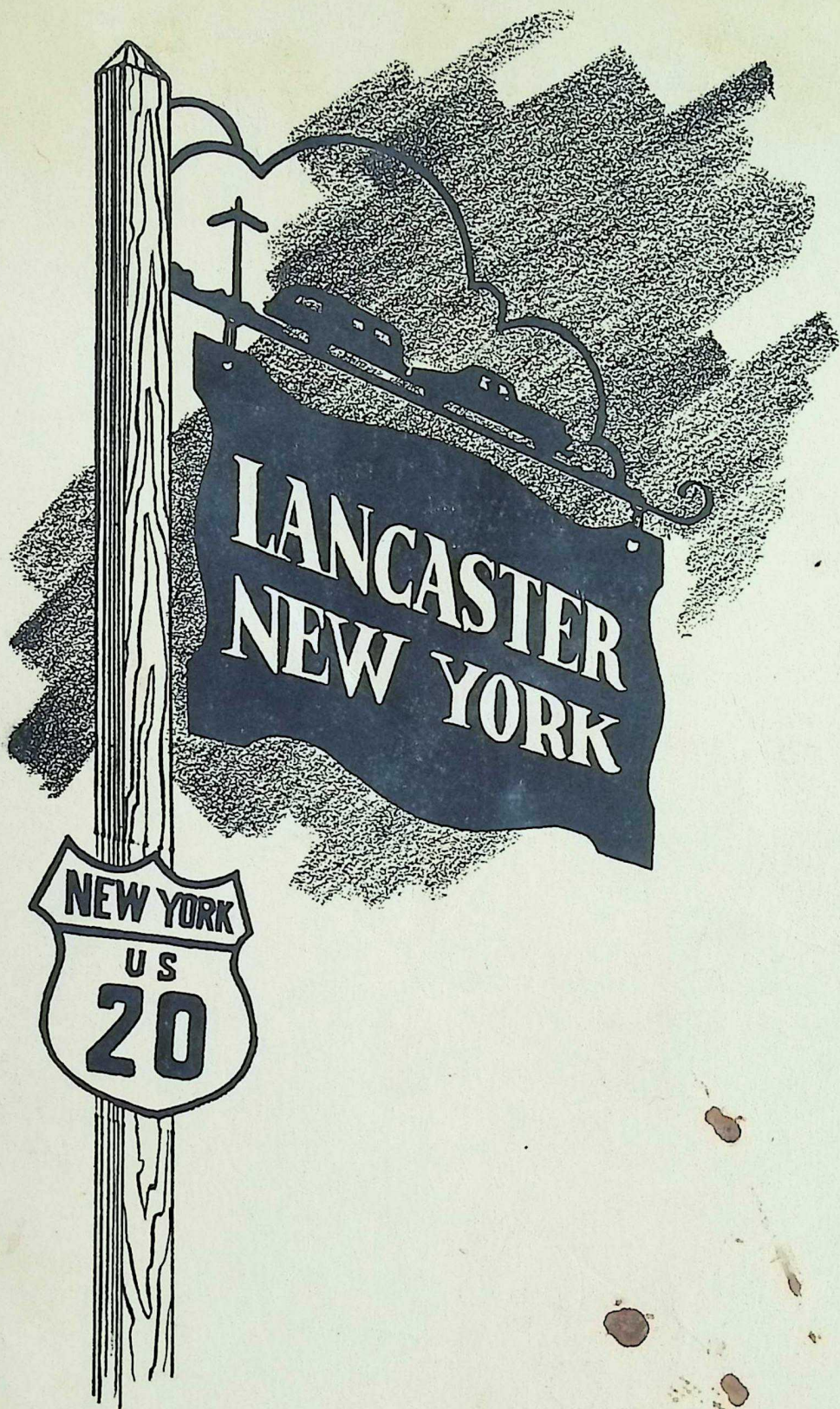




Published by the

LANCASTER
BUSINESSMEN'S ASSOCIATION

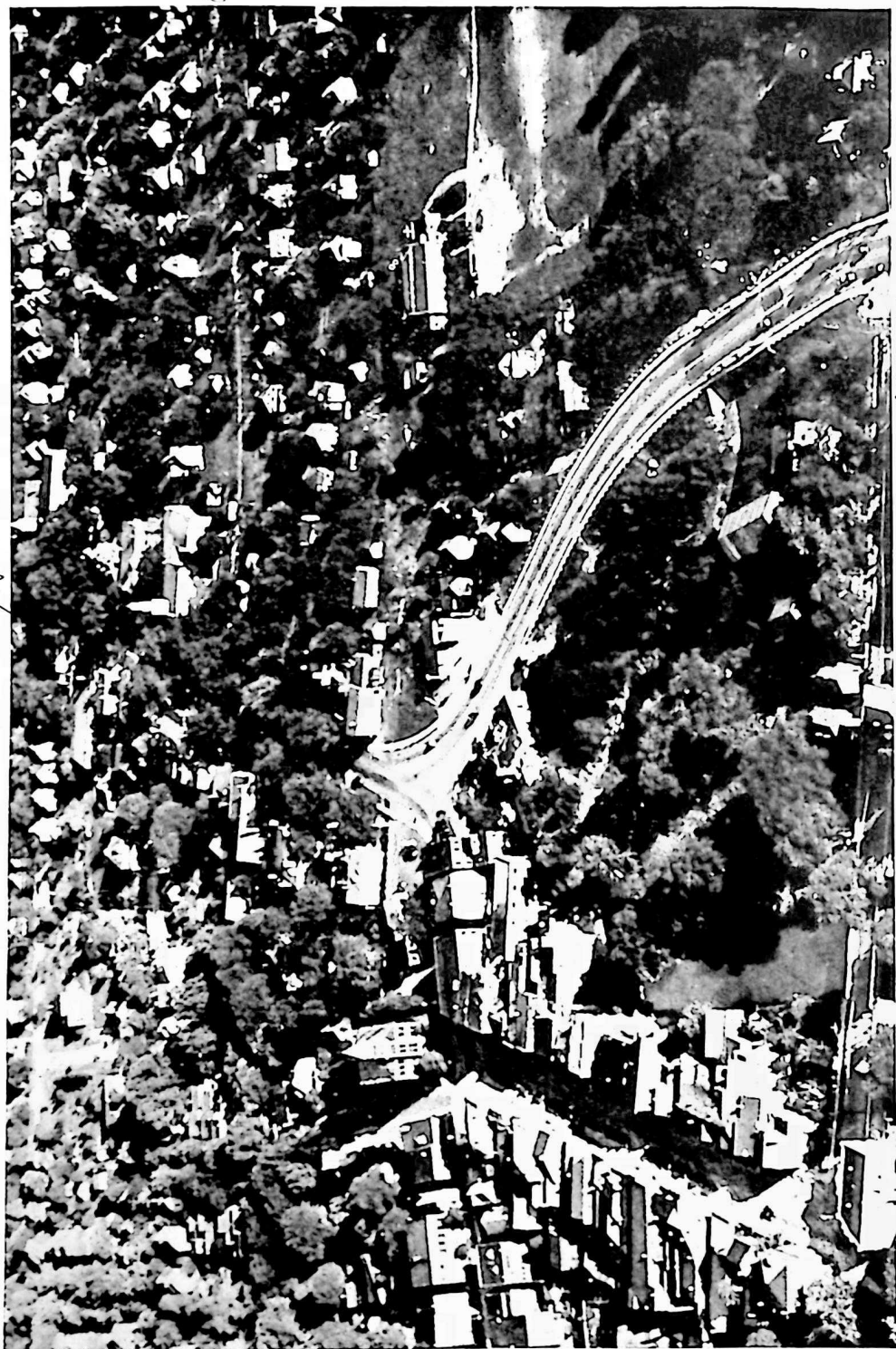
1939

For Further Information Write:

LANCASTER BUSINESSMEN'S ASSOCIATION
Lancaster, N. Y.

STAN
BROW

PARK BLVD



HOLLAND AVE

CENTRAL AVE

TO NORTH
ANTON ST

AERIAL VIEW OF LANCASTER

HOLLAND AVE

PARK BLVD

PREFACE

The purpose of this booklet is to acquaint prospective home owners with the advantages of building in LANCASTER and to show executives of industries the factors that make LANCASTER an ideal location for their manufacturing plants or warehouses.

TO THE PROSPECTIVE HOME OWNER Lancaster offers desirable residential lots, on tree shaded streets, at prices lower than are asked for similar property in nearby villages. The village is zoned as to residential, commercial and industrial areas—a factor that is sure to enhance the value of a home built in this community.

Lancaster offers all the conveniences of modern civilization, innumerable fine stores where almost any article may be purchased, and being located only twenty minutes from Buffalo, it has the advantages of city life coupled with the incomparable advantages to be found in life away from congested areas.

With a low rate of taxation now in effect and a further reduction in the Village and Town tax rates anticipated in the near future, due to declining bonded indebtedness, the prospective home owner must consider a location in Lancaster.

A home built in this modern community cannot but increase the happiness of your family as well as your standing among men. Live in the country, in the fresh air and sunshine where the flowers grow and birds sing, away from the noise and humdrum of a busy bustling city. Your health which is wealth will endure better and make you and your children richer, stronger and more cheerful.

TO INDUSTRY, Lancaster offers factory sites which can be purchased at acreage prices rather than on a square foot basis. Ideal locations are available within or outside the Village, with direct siding on one or more trunk line railroads.

Within a radius of twenty five miles of Lancaster are located industries producing iron and steel, flour, airplanes, chemicals, automotive products, furniture and building materials, rubber, glass, railroad equipment, storage batteries and consumer goods such as clothing and food products. Because of the diversification of the industries in this area most manufacturers can find raw materials right here. Other materials are available at economical rates due to the unexcelled transportation facilities by air, rail, water and highways.



A TYPICAL FACTORY SITE IN LANCASTER

Lancaster is within five hundred miles of seventy million people which fact, together with the low cost transportation facilities provide an unusual market territory and means of distribution of manufactured goods.

Lancaster and its immediate area has an abundant supply of labor. Because of the industries in this territory, a diversified supply of labor, both skilled and unskilled is assured. The workingman's standard of citizenship is high and as a result, capital and labor have worked together on a basis of mutual interests, with but few minor disputes. The Department of Labor of the State of New York maintains a Division of Placement and Unemployment Insurance Itinerant Office in Lancaster serving an area having a population of approximately 35,000. This office thru its placement service serves industry in promptly furnishing workmen for any type of work, selected for their ability and experience. The advantage of this factor is obvious inasmuch as it eliminates the necessity of executives interviewing long lines of applicants or advertising to obtain trained employees.

Climatic conditions in Lancaster are moderate and there has been no period when manufacturers were forced to discontinue production because of weather conditions.



EAST MAIN STREET



VILLA PLACE



ELM PLACE

These factors combined with a community co-operative spirit, low cost power, and water and low taxes make LANCASTER an ideal location for the successful Manufacturing and Marketing of goods.

In the following pages of this booklet the reader will find complete information on Lancaster.

LOCATION

Lancaster is located seven miles east of Buffalo on U. S. ROUTE 20. It is in the Township of Lancaster, County of Erie and State of New York. The Village covers an area of 1700 acres and has an altitude of 675 feet above sea level.

FORM OF GOVERNMENT

Lancaster was incorporated as a Village in 1849. It is a Village of the first class operating under the general village laws of the State of New York. The governing body consists of a Mayor and six Trustees.

POPULATION

(estimated)

Population within the Village of Lancaster	7,500
Population with a five mile radius of Lancaster	60,000

TAXES

Real estate in Lancaster is subject to the following taxes:

Village Taxes

School Taxes

County Taxes—including State and Town

There are no special assessments in Lancaster for sewer frontage or rental, water frontage or garbage collection, all being included in the general village tax rate.

Corporations manufacturing in Lancaster pay only the above real estate taxes, a corporation tax to the state based on net income and the usual unemployment and social security taxes. No tax is paid on raw materials, goods in process of manufacture, inventories of finished products, movable machinery, bank deposits or open accounts.

The total five year average assessed valuation of real property in the Village based on the Village Assessors' values is \$7,445,053. There is also \$948,325.00 exempt property. Assessments are based on 65 per cent of actual value.



PARK BOULEVARD

Contrary to the national trend, taxation on real estate in Lancaster shows a downward trend. This is due to the fact that school, village and town officials have maintained a "pay as you go policy", as is shown by the tax schedule below. Further reductions in these tax rates will be established in the near future due to the fact that, as shown by the following bonded indebtedness chart, in 1943 the Town will be free of all bonded indebtedness, the Village will have approximately 60 per cent of its indebtedness paid and the school 32 per cent.

TAX CHART

YEAR	VILLAGE	COUNTY	SCHOOL	TOTAL
1929	\$23.43	\$10.00	\$14.65	\$48.08
1930	21.84	9.57	12.99	44.40
1931	19.91	7.89	12.00	39.80
1932	19.72	10.24	9.90	39.86
1933	18.85	11.90	9.93	40.68
1934	18.51	11.68	8.56	38.75
1935	18.43	10.06	8.97	37.46
1936	17.90	10.18	11.11	39.19
1937	17.21	10.41	11.36	38.98
1938	16.90	13.30	11.61	41.81
1939	16.66	13.32	*	

*—1939 school tax rate not yet established.

BONDED INDEBTEDNESS CHART

MATURITY	SCHOOL	VILLAGE	TOWN
1939	\$ 3000.00*	\$34,324.98	PAID
1940	12000.00	22,250.00	\$11,000.00
1941	12000.00	20,250.00	\$11,000.00
1942	12000.00	10,250.00	12,000.00
1943	12000.00	10,250.00	12,000.00
1944	12000.00	11,250.00	
1945	12000.00	11,250.00	
1946	12000.00	11,250.00	
1947	12000.00	11,000.00	
1948	12000.00	7,000.00	
1949	12000.00	7,000.00	
1950	12000.00	2,000.00	
1951	12000.00	2,000.00	
1952	12000.00	2,000.00	
1953	11000.00		
1954	9000.00		
TOTAL	\$179,000.00	\$162,074.98**	\$46,000.00

*—\$9000 already paid in 1939

**—Includes \$5400 Water Department Bonds.



WEST MAIN STREET

*View is eastward
toward town hall (center)*

westward
to the
Boulevard
Bridge

POST OFFICE



CITY HALL (10)

W. MAIN ST.
S. BROADWAY
S. BROADWAY

7
CENTRAL
AVE
TOWN
HALL

GAS STATION

ROUTE U. S. 20 — THRU LANCASTER

TRANSPORTATION

RAILROADS

Lancaster is served by four trunk line railroads—the New York Central, Erie, Lehigh Valley and Delaware Lackawanna & Western. Buffalo, the second largest railroad center in America, located 7 miles away, gives Lancaster direct connections with railroads representing more than 19 per cent of the total railroad mileage of the United States and Canada.

WATERWAYS

Transportation by water is available thru the Port of Buffalo, located at the eastern end of Lake Erie and the western terminus of the New York State Barge Canal.

AIRLINES

Lancaster is only a ten minute drive from the Buffalo Airport which is one of the outstanding fields in the country and ranks sixth in the amount of passenger business done in the coast to coast net-works of American Airlines.

HIGHWAYS

Lancaster occupies a commanding position in respect to motor vehicle routes due to the fact that it is located on U. S. Route 20—the main motor-vehicle route between Boston, Mass. and Yellowstone National Park. Between its eastern and western terminus U. S. Route 20 provides the best motor route to Albany, N.Y., New York City, Cleveland, Ohio, Toledo, Ohio, Detroit, Mich., Chicago, Ill., and Casper, Wyoming.

LOCAL TRANSPORTATION FACILITIES

Lancaster has smooth paved highways in every direction to and from the Village. Every grade crossing in or leading to Lancaster has been ordered eliminated by the New York Public Service Commission.

Lancaster itself has 22 miles of paved streets which are swept during the summer season and ploughed to the full width in winter so that the free flow of traffic is maintained.

Buses are operated between Lancaster and Buffalo on a 30 minute schedule except during the peak hours when a 10 and 15 minute schedule is in effect.

PUBLIC UTILITIES

WATER

Lancaster has an unlimited supply of Lake Erie water furnished by the Western New York Water Co. The water passes thru two reservoirs and is filtered before reaching the consumer. The residential rate is 38c per thousand gallons with a minimum semi-annual charge of \$3.50. Commercial rates are 27½c per 1000 gallons and the industrial rate is 22c per 1000 gallons. Residential and commercial water bills are subject to a 10 per cent discount for prompt payment.

GAS

Lancaster has an unlimited, constant and reliable supply of natural gas. B. T. U. content is 1,000. Large users receive the benefit of reasonable and attractive rates.

TELEPHONE

Telephone service in Lancaster is furnished by the New York Telephone Company. The monthly rate for a private residential telephone is \$2.75 and for a private business telephone \$4.50. Party lines are proportionately lower.



AURORA STREET

ELECTRIC POWER

The New York State Electric & Gas Corporation furnishes Lancaster with Niagara Falls power. Electricity is available in abundance for all needs, power and otherwise at very low rates.

FIRE PROTECTION

The fire department consists of four volunteer fire companies—Citizens Hose Co., Eagles Hose Co., Protective Hose Co., and the Rescue Hook & Ladder Co.

They have over 150 active members and modern apparatus valued at over \$35,000.00. Automatic fire alarm signal station are located in 32 strategic points in the Village.

A "FIRST AID CORPS" is a part of the organization of the fire department. Trained men, approved by the American Red Cross, are on duty at all hours and their services are available in the event of accidents or mishaps of any kind.

The efficiency of the fire department is manifested by the fact that Lancaster, as an insurance risk, is rated as high as any community in New York State having a volunteer fire department.

POLICE PROTECTION

Lancaster has a courteous and efficient police force but no jail. Police headquarters are located in the Town Hall and the Village is policed 24 hours a day.

In an emergency the Town of Lancaster Police as well as the New York State Troopers services are available.

Lancaster believes in protecting its school children and during the school term intersections subject to a large volume of traffic are policed in order to assist children to cross these streets safely.

PUBLIC HEALTH

The Village maintains a Department of Health consisting of a Health Officer, Registrar of Vital Statistics and Public Health Nurse.

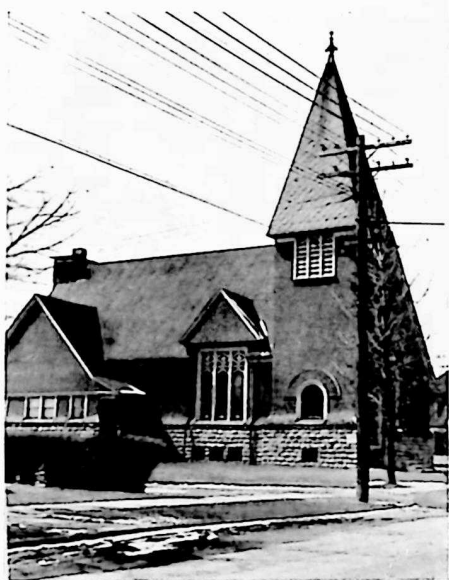
Medical examinations of all pupils of the public and parochial schools are conducted at regular intervals. Weekly baby clinics are held on Thursday's from 3 to 5 p. m. Immunization service is available on Friday's from 3 to 5 p. m.

In addition, seven physicians who are leaders in their profession, serve the community.

Hospitals which rank with the best are located seven miles from Lancaster. Also, located eight miles east of Lancaster



TRINITY CHURCH



CALVARY BAPTIST
CHURCH



PRESBYTERIAN
CHURCH

are the Alden Black Water Baths—the curative powers of which have become nationally known—so much so that the State of New York has under consideration the establishment of a “State Spa” at Alden.

Twenty-three miles of sanitary sewers, a \$150,00.00 sewage disposal plant of the most modern type, eleven miles of storm sewers, weekly garbage collection and a modern \$40,000.00 incinerator plant, all contribute to the health of the residents of this community.

CHURCHES

St. Mary's Roman Catholic Church St. Mary's Street
 St. John's Lutheran Church Pleasant & School Sts.
 Presbyterian Church East Main & Lake Aves.
 Trinity Episcopal Church East Main Street
 First Methodist Episcopal Church. East Main & Church Sts.
 Our Lady of Pompeii R. C. Church Laverack Ave.
 St. Basil's Ukrainian Church Ellicott Road
 Calvary Baptist Church Laverack & Caswell Sts.
 Christian Tabernacle 133 Central Ave.



FIRST M. E.
CHURCH



ST. JOHN'S LUTHERAN
CHURCH

LAKE ERIE

BUFFALO POPULATION 593,076

HARLAM AV. RD

UNION RD.

GARDENVILLE

CLINTON ST.

U.S. ROUTE 20 - TO SOUTHWESTERN BLVD. TRANSIT RD.

LANCASTER
20 MINUTES
FROM MAIN ST.

COMO PARK

COMO LAKE

BROADWAY

U.S. ROUTE 20

BUSINESS DIST.

DEPEW

AIRPORT

W. SHORE R.R.

TRANSIT

GENESEE ST.

N.Y. CENTRAL R.R.

LEHIGH VALLEY R.R.

D.L. & W. R.R.

ERIE R.R.

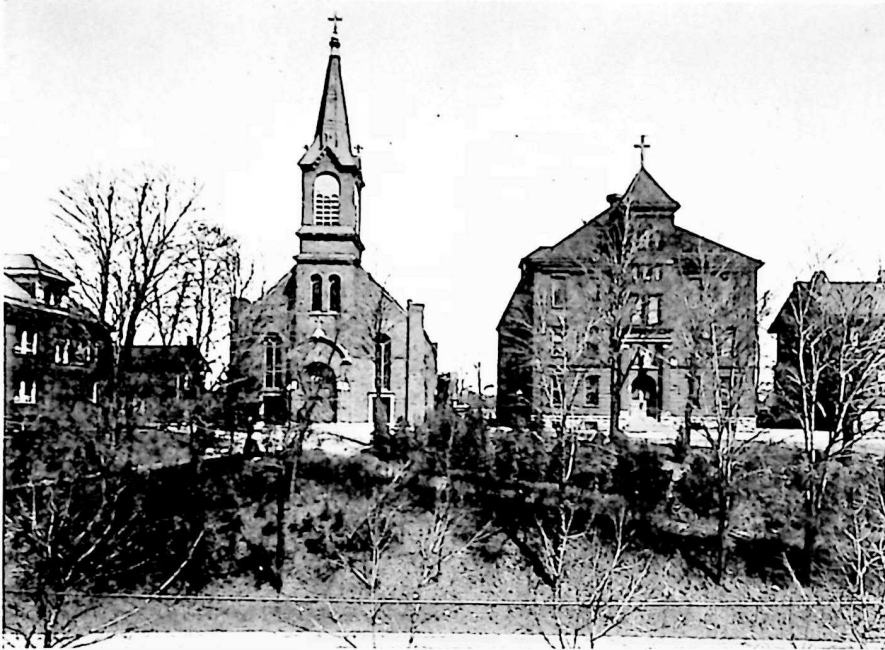
WOODLAWN AVE

PARDER

TO THE
LANCASTER COUNTRY CLUB



We 3 boys attended both schools



ST. MARY'S CHURCH and HIGH SCHOOL *ST. MARY'S ST.*



LANCASTER HIGH SCHOOL

AURORA ST

SCHOOLS

PUBLIC SCHOOLS

Lancaster Junior-Senior High School is located on Aurora Street and was built and equipped at a cost of over \$375,000.00. Its facilities and curriculum embody the most up-to-date ideas of modern education. Its spacious well ventilated class rooms—its laboratories, gymnasium, auditorium with modern stage—its athletic field—its cafeteria service available to students at cost—all of these features combine to make it an outstanding factor in the educational program of New York State.

Courses offered include College Preparatory, Commercial, General Academic, Vocational (both shop and homemaking), Music and Art.

Athletics are faculty coached and supervised. Inter-scholastic athletics include football, baseball, basketball, tennis, golf and track. Inter-mural sports in various branches are encouraged.

The total registration at the Junior-Senior High School is 700. In addition other sections of the Village are served by two grade schools having a total registration of 575.

PAROCHIAL SCHOOLS

Lancaster is proud of the fact that it has such an outstanding parochial grade and high school as St. Mary's. It is located on St. Mary's Street on the highest elevation in Lancaster and being landscaped with thousands of trees and shrubs of every variety, is one of the beauty spots of the community.

St. Mary's is one of the oldest educational institutions in Western New York, tracing its origin back to 1830. Since 1912 St. Mary's High School has been officially chartered under the Regents of the State of New York.

Its class rooms, laboratories, library, auditorium and other facilities are comparable with other grade and high schools. Courses offered at St. Mary's are designed to prepare pupils for college and business life. The Sisters of St. Francis constitute the teaching staff.

In respect to athletics, St. Mary's High, while encouraging all branches of sport, have always majored in basketball, having produced some of the finest teams in this area.

The total registration in the grade school is 465 and in the High School 139. No tuition is charged.

PROFESSIONAL SCHOOLS

Only twenty minutes away with fine commuting facilities are to be found the higher educational institutions of Buffalo.



BANKS

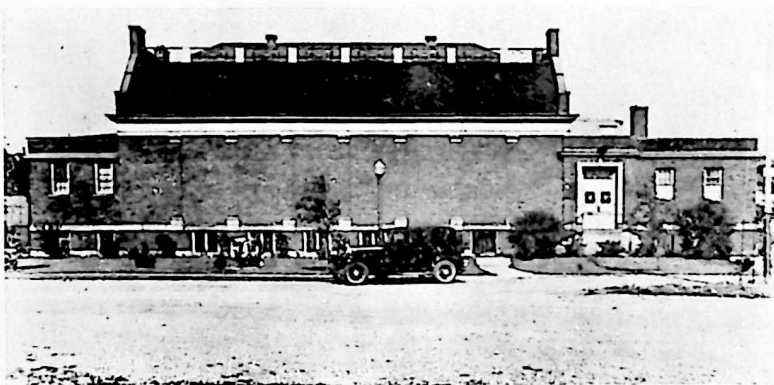
Lancaster is served by The Citizens National Bank of Lancaster and the Lancaster Office of The Black Rock Riverside Savings and Loan Association. Both institutions are equipped to handle all phases of business in their respective fields and are willing to "meet you half way."



UNITED STATES POST OFFICE

The post office is centrally located on U. S. Route 20. It was constructed at a cost of \$80,000.00 and has a rating of second class. There is delivery by carrier twice daily, collection of mail from street mail boxes three times daily and delivery of parcel post by truck. Postal receipts for the past five years as shown hereunder indicate increasing activity in Lancaster.

1934		\$21,420.90
1935		22,612.06
1936		23,498.32
1937		26,457.61
1938		28,464.46



AMERICAN LEGION BUILDING

THE LANCASTER COUNTRY CLUB

The Lancaster Country Club located on U. S. Route 20, about a ten minute drive east of the Village, has a complete par seventy 18 hole course.



THE CLUB HOUSE and 9th GREEN

This course offers to any golfer the opportunity to enjoy a round of golf over a course having the combined advantages of a natural scenic landscape and a carefully planned set of fairways and greens with adequate sand traps and bunkers. When playing the Lancaster Course one experiences the pleasure of not having the repeated monotony of



THE 12th GREEN



THE 13th GREEN

similar fairways and greens. This is possible because of the rolling terrain and tree-guarded fairways above the banks of Cayuga Creek which winds its way thru the course crossing five of its fairways.

A pro who recently played at Lancaster stated, "It is one of the sportiest courses on which to try one's skill and ability with old man par."

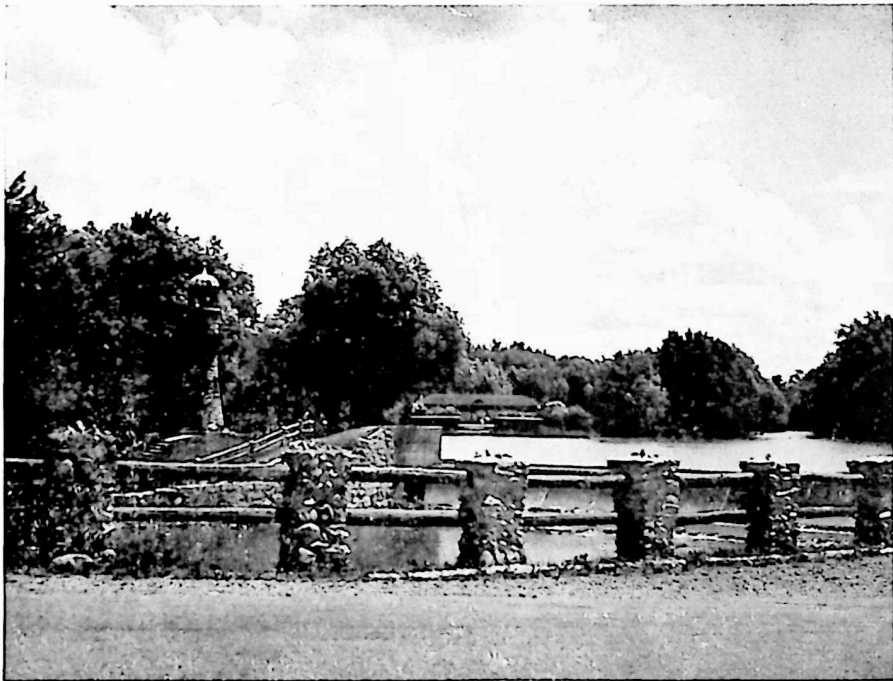
Adequate club house facilities are available for members and guests. Membership dues and fees for guests, who are welcome, are moderate.



THE 17th GREEN



THE SUPERINTENDENT'S HOME — COMO PARK



COMO PARK LAKE

COMO PARK

Como Park, located in the village of Lancaster, is owned and maintained by the County of Erie. Here is an area of 320 acres with 3½ miles of good roads winding thru beautiful scenery of lake, stream and woods—5 miles of cinder paths and trails—a large lake—more than a mile of waterways providing sport and pleasure for thousands—in summer, boating and in winter, skating. Large wooded areas of maple, beech, elm, oak and thousands of evergreens together with blossoming fruit trees, lilacs and other shrubs, tulips, daffodils, narcissus and roses, all in turn add spring and summer beauty.

Playground equipment of all kinds is provided and to further delight the kiddies, a small menagerie is maintained.

The park boasts one of the finest large baseball diamonds, with bleachers, in Western New York. Seven tennis courts, four softball diamonds, a bathing beach and bath house, quoit beds, shelters, grills and ovens, an ample supply of pure water and free firewood, together with hundreds of tables and benches, make this an ideal picnic spot where people come in great numbers to enjoy health and happiness.

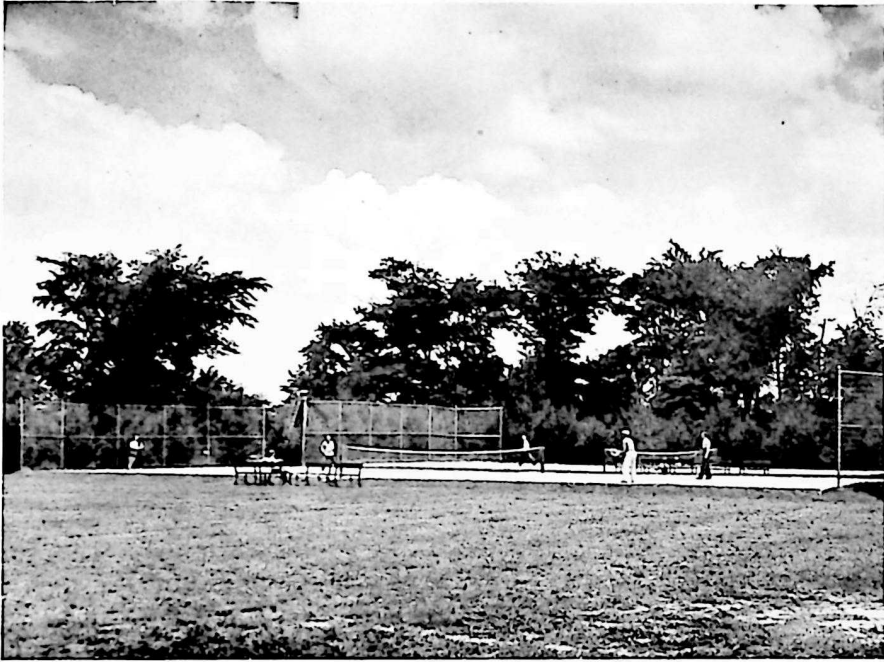
All these privileges are provided without cost and the popularity of the park is indicated by the fact that during 1938 the total attendance was 1,275,940.



VIEW OF
PLAYGROUND



WINTER
AT COMO PARK



TENNIS COURTS

PUBLIC LIBRARY

The Village has one free public library, located in the Town Hall and maintained by the Town of Lancaster. The library is open daily and has at the disposal of readers over 8000 volumes.

AMUSEMENTS — SOCIAL LIFE

Lancaster boasts of an excellent, well ventilated theatre equipped with the most modern type of sound equipment. The Lancaster Theatre is located on Central Avenue and has a seating capacity of over 700.

In addition the musical programs, art galleries and other amusements of a large city are only 20 minutes distant.

Among the societies and organizations which do much to make life pleasant and agreeable in Lancaster are the following:

American Legion Auxiliary Post No. 287
 Boy Scouts of America
 Children of Mary Sodality—St. Mary's Church
 Children of Mary Sodality—Our Lady of Pompeii Church
 Cayuga Council No. 210 D. of P.
 Copia Society—Methodist Church

Decade Guild—Presbyterian Church
 Dorcas Aid Society—Presbyterian Church
 Dorcas Aid Society—St. John's Lutheran Church
 Epworth League—Methodist Church
 Evangelical Lutheran Young Men's Association
 Fraternal Order of Orioles Nest No. 120
 Frontier Gun Club
 Good Eagle Tribe No. 455 I. O. Red Men
 Girl Scouts
 Girls Club—Lutheran Church
 Girls Missionary Club—Methodist Church
 Holy Rosary Sodality—Our Lady of Pompeii Church
 Ideal Rebekah Lodge No. 203
 Junior Guild—Trinity Church
 Junior Auxiliary—Washington Post No. 287
 Knights of Columbus Council No. 2694
 Knights of Pythias Arnim Lodge No. 225
 Knights of St. Gregory Sodality
 Lancaster Women's Civic Club
 Lancaster Ladies Chorus
 Ladies of the Elks—Social Club
 Ladies Sewing Circle—Baptist Church
 Ladies Aid Society—Lutheran Church
 Ladies Aid Society—Methodist Church
 Lancaster Home Bureau
 Lancaster Junior Chamber of Commerce
 Lancaster Town Republican Club
 Lancaster Sportsmen's Club
 Lancaster Business Men's Association
 Lancaster Garden Club—annual flower show held in month of June
 Lancaster Lodge No. 1478 B. P. O. Elks
 Lancaster-Depew Rotary Club
 Lancaster-Depew Lodge No. 823 F. & A. M.
 Lancaster Branch American Red Cross
 Lancaster High School Alumni Association
 Lancaster Country Club
 Loyal Order of Moose No. 1605
 Loyal Lodge No. 480 I. O. O. F.
 Loyal Encampment No. 178
 Loyal Junior Lodge No. 26 I. O. O. F.
 Ladies Auxiliary—Citizens Hose Co.
 Ladies Auxiliary—Order of Orioles Nest No. 120
 Loyal Daughters of America Council No. 86
 Men's Brotherhood—Presbyterian Church
 Martha Washington Republican Club
 Moose-Legion Drum Corps
 Men's Club—St. Mary's Church
 Niagara Chapter No. 220 O. E. S.
 Ruth-Hannel Drum Corps
 St. Basil's Athletic Club
 St. Mary's Branch L. C. B. A. No. 674
 St. Mary's High School Alumni Association
 St. Anthony's Society
 St. Ann's Sodality—St. Mary's Church
 St. Mary's Sodality—St. Basil's Church
 Sons of American Legion—Washington Post No. 287
 St. Mary's Commandery No. 347 Knights of St. John
 Twin Village Post No. 463 Veterans of Foreign Wars
 Taxpayers Association of the Town of Lancaster
 Ukrainian St. Basil's Society
 Women's Guild—Trinity Church
 Women's Association of Lancaster Country Club
 Washington Post No. 287 American Legion
 Women of the Moose Chapter No. 627
 Women's Democratic Club
 Women's Home Missionary Society—Methodist Church



ELK'S HOME



MASONIC TEMPLE

INDUSTRIES LOCATED IN LANCASTER INCLUDE

Product

All Steel Manufacturing Co., Inc.	Steel Cabinets
Hazel-Atlas Glass Co., Inc.	Glass Containers
Lancaster Machine Knife Works, Inc.	Machine Knives
Lancaster Malleable & Steel Corp.	Steel Castings
Trojan Rectifier & Equipment Co.	Battery Rectifiers

INDUSTRIES LOCATED WITHIN A FIVE MILE RADIUS OF LANCASTER INCLUDE:

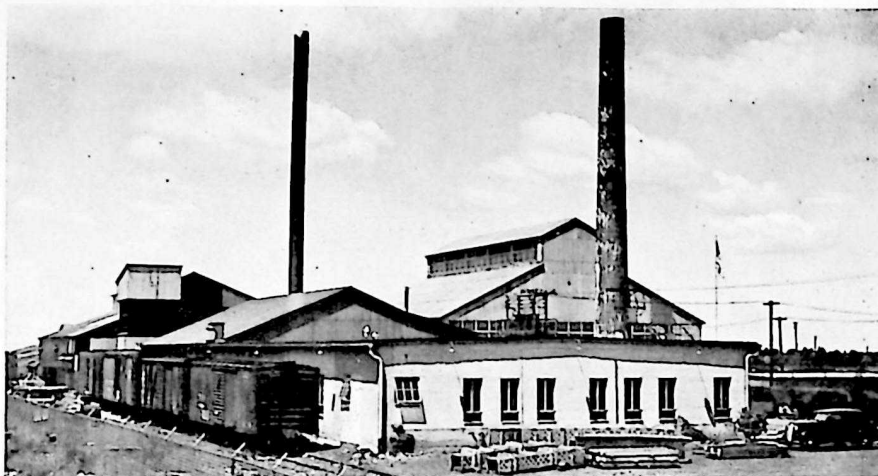
Albert Godde Bedin, Inc.	Silk Goods
Buffalo Batt & Felt Corp.	Cotton Batting & Felt
Depew Container Corporation	Battery Containers
* Gould Coupler Co.	Railroad Equipment
Lackawanna Steel Constr. Corp.	Structural Steel
Magnus Metal Division of National Lead Co.	Brass Castings
National Battery Co.	Storage Batteries
Quaker Oats Co.	Breakfast Foods



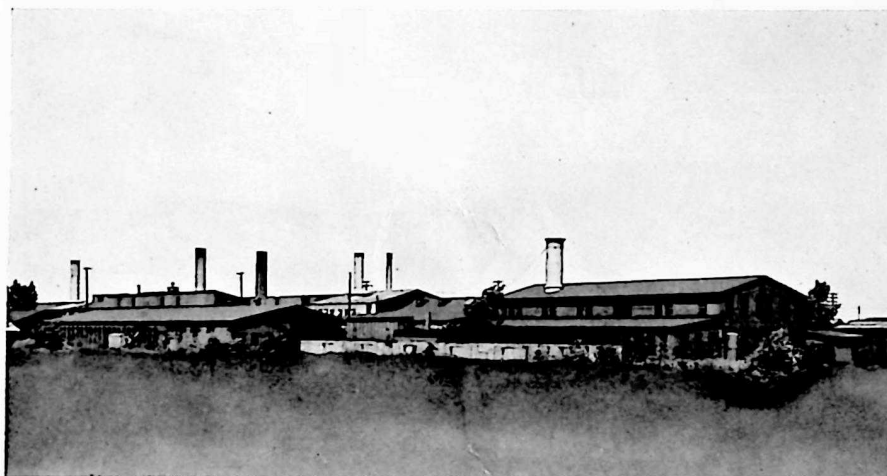
COURT
STREET

LANCASTER MACHINE KNIFE WORKS

I worked here during a summer vacation. Duly.



HAZEL-ATLAS GLASS CO., INC.



LANCASTER MALLEABLES & STEEL CORP.

GENERAL INFORMATION

(Number of stores, etc. in Lancaster)

Apparel Stores, including shoes	9
Automotive, except filling stations	7
Attorneys	7
Bakeries	4
Banks	1
Drug Stores	3
Dentists	5

Doctors	7
Dairies	3
Eating Places	8
Food Stores	26
Filling Stations, including auto repairing	11
Furniture and Household, including Radio	5
General Merchandise Stores	4
Hardware, including Plumbing	4
Jewelers	2
Lumber & Building Materials	6
Miscellaneous Stores	18
Newspapers—Weeklies	2
Savings and Loan Associations	1
Taverns	11
Theatres	1
Tourist Homes (Rooms available 58)	14
Undertakers	3



I. O. O. F. TEMPLE



Prof. Stokes?

PRESS OF THE LANCASTER ENTERPRISE